Karen Johnson Davidson County
Batch# 714806 DEEDWARR
09/13/2021 12:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,665.00
20210913-0122301

WARRANTY DEED

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th Day September 2021 .

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean Patrick O'Brien	Movement Mortgage	155-08-0C-108-00
(NAME)	(NAME)	
6925 Collinswood Drive	8024 Calvin Hall Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Andre Travis Moore and Tenina Moore, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Sean Patrick O'Brien and Ashley C. O'Brien, husband and wife**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 108 on the Plan of POPLAR CREEK ESTATES, Phase 2, of record in Plat Book 6900, Page 339 - 347, inclusive, and amendment of Change of Survey Monumentation of record in Book 7900 Page 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andre Travis Moore and Marketa Soraya Moore, husband and wife by WarrantyDeed from Stephanie Anne Lewis and Brian James Bouvier, wife and husband, dated July 23, 2012 and filed in Instrument Number 20120806-0069772, said register's Office.

Further being the same property conveyed to Andre Travis Moore by Quit Claim Deed dated 02/12/2015 from AndreTravis Moore and Marketa Soraya Moore, husband and wife of record in Instrument 201502240015738, Register's Office for Davidson County, Tennessee.

Tenina Moore joins to convey any and all interest she may have in said property.

This conveyance subject to all matters as set forth per Plat at Book 6900, Page 339, Book 6900, Page 340, Book 6900, Page 341, Book 6900, Page 342, Book 6900, Page 343, Book 6900, Page 344, Book 6900, Page 345, Book 6900, Page 346,Book 6900, Page 347, amended Plat at Book 7900, Page 888, and Book 7900, Page 889, Declaration of Covenants, Conditions and Restrictions of record in Book 6662, Page 433, as amended of record in Book 6987, Page 966, Book 6804, Page 536, Charter of record in Book 7120, Page 125, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 6925 Collinswood Drive, Nashville, TN 37221

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 8th day September 2021.

Andre Travis Moore

Tenina Moore

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andre Travis Moore and Tenina Moore, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day September 2021 .

Notary Public:
My Commission Expires: February 20, 2023

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129

202109130122301

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 8, 2021.

(AFFIANT) – Karen Suggs

09/08/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 8th day of September, 2021.

My commission expires: 1/3/23

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY